

DISTRICT VI ADVISORY BOARD
Minutes

Monday
September 8, 2003
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom

The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Park and Club lounge room. In attendance were the District VI City Council Member, eleven (11) District Advisory Board Members, six (6) city staff, and eighteen (18) citizens. Approximately 35 were in attendance.

Members Present

Council Member Sharon Fearey
Rick Shellenbarger
Rosalie Bradley
Maurine Willis
Jaya Escobar
Bob Wine
Dick Rumsey
Annie Best
Bickley Foster
Art Marquez
Rob Johnson- alternate
Sandra Whittington-alternate

Member Absent

Paul Daemen
Bob Schreck

Guests

Listed at end

Staff

Officer Luis Franco, Patrol North
Officer Glen Kyle, Patrol West
Terri Dozal, Neighborhood Assistant
Rob Younkin, Public Works
Kurt Schroeder, OCI Director
Joe Lang, City Attorney

Call to Order

Council Member Fearey called the meeting to order at 7:00 P.M. and welcomed guests. DAB members were asked to introduce themselves and the area they represented.

Approval of Minutes

The minutes for August 4th were approved with the following amendments

- ❑ Page 3: planning case ZON2003-00025 The action taken should read- recommend approval of the staff request with removal of revisions #'s 5-7&8 to the CUP plan submitted based on the way the property is at present and if surrounding streets in the future are remodeled the City and owner of the property review changes if required.
- ❑ Page 5: Council Member updates-The landfill post closure fund is still funded.
(Rumsey/Wine 11-0)

The minutes for August 20th were approved as submitted. (Rumsey/Wine 11-0)

Approval of Agenda

The agenda was approved as submitted. (Willis/Best 11-0)

PUBLIC AGENDA

Martin Carlos, Plaza Mexico 808 W. 25th invites the public to the center to celebrate Mexican Independence Day the weekend of September 13th and 14th. They plan to have moonwalks and other activities for kids. *Mr. Carlos* stated he wants to participate with community service and also keep himself informed of what's happening in the area and be a partner with the City. He

plans on attending future meetings so he can remain aware of what is going on. He said he still had not received the permit for the event and would only have the event with the permit.

Council Member Fearey asked the neighborhood assistant to check on this and call *Mr. Carlos* and let him know about the permit.

Leroy Parks Principal of John Marshall Middle School was here tonight to let everyone meet him. He has been at the school for 3 years and wanted to get to know the community and ask community members to get involved by being a mentor in schools. There will be a Bond renovation meeting by September 22nd. *Mr. Parks* gave an open invitation to the board to come and see what the expansion will look like. The school will be completed by February 05.

STAFF PRESENTATIONS

1. Community Police Report

Officer Franco- 48 Beat talked about the new beat boundary changes. He mentioned Officer Gary Morris the new 49 Beat coordinator. The officers have been working on a prostitution sting on North Broadway along with speed enforcement. I'm sure you have been seeing the speed trailers out in different areas. The shootings at El Tequila Club were gang related. This was between the Crips and Bloods. The problem started with a song that gets gang members to start flashing gang signs. The bouncers removed them from the club and the problem continued in the parking lot where three people were shot. The problem moved to 9th and Green streets where two more people were shot.

Member Marquez asked about 21st and Shelton cruising. He heard flyers were handed out. *Franco* stated that he and Officer Silva had worked on getting neighbors and the cruisers to a town hall meeting to resolve the problem but no one showed up. The officers then went to the Traffic engineer to discuss the problem about Sunday cruising. A sign was placed "No left turn on Sunday" to try and control the problem. The officers will work on Sundays to see if this helps solve the problem. Also, No Loitering signs will be placed at the Auto store and Kentucky Fried Chicken.

Marquez stated he wanted to get involved with helping on this project.

Officer Glen Kyle, Beat 11 stated there had been traffic concerns with Corneilson street speeding. We are trying to enforce at West and Westdale. There is also speeding at 18th and other sites so we are placing the radar trailers in residential areas.

*******Action taken: Receive and file**

2. Grandfather Clause on 13th and Bitting Mobile Home Park

Kurt Schroeder, OCI Director gave an overview of the history of mobile home parks. In 1964 City of Wichita manufactured a zoning district of the Home Park Ordinance for all existing parks that were registered. In 1969 – the zoning ordinance changed only for mobile home zoning. This was to set standards for mobile home parks. 1964-1969 a Sunset provision for parks was put in existence and continued for 15 years. Mobile home parks had to meet full standards till 1978 when sunset provision expired. City Council passed a resolution that the sunset provision would not have to go away. Mobile home parks could continue to exist in old standards. In the 1990's the Mobile Home ordinance needed to rewrite the zoning code and

set new provisions for parks, now storm shelters were needed if a park had more than 20 homes. 1964-1969 there were no development standards provided so we continued to license every year. Now there are many numbers of parks allowing 10 homes total. Minimum housing codes do not address Mobile Home parks, but we do have some cases on them.

Questions or comments by DAB member's follows: *responses in italics*

- How much for a park license? *depends on size of park maybe \$30 - 40.*
- Tailored Jewelry what is the rule for the mobile homes located next to his business? *Like a house 5ft from sideline.*
- Do they have to be screened? *Non-conforming park is not required, 6-8ft will not hide a mobile home*
- Is there a difference between Mobile Home and park? *Basically the same thing but after the tornadoes in 1992, it was required if they have under 20 units they would have a shelter. Most parks have adopted 1980 standard.*
- By containing the older mobile home parks it prevents them from moving out of Wichita. *Most parks have now adopted the 1980 standard.*
- The life of a mobile home is 20 years and if they are older they could go up fast in a fire.
- Surfacing requirements? *Pavement for mobile homes and rock is for residential.*
- Is there OCI inspection on fire and health hazards? *Yes. Can they be removed? Once a mobile home is moved we could review the park at that time.*

Council Member Fearey asked if we could review this again. She would visit with council members and see if they felt this ordinance needed to be researched. We will have these departments return if needed at a later date.

******* Action Taken: Receive and file**

3. **Reconstruction of the Murdock Bridge over the Little Arkansas River**

Rob Younkin, Public works staff stated the project would be to reconstruct the bridge and it would remain identical to how it is now. The reason is funding is available at this time.

Member Bradley asked about the design? **Younkin** responded the design would be as the existing bridge is now. **Council Member Fearey** asked how long the bridge would be closed? about seven months. **Fearey** continued to say the Roundabout is now open and now you're going to close the bridge because we have the money? Yes

Fearey asked when this project would start? **Younkin** stated it would go next to Kansas Department on Transportation (KDOT) and the project should start in four months. **Member Marquez** asked how these funds became available and how are these projects scheduled? **Younkin** said the bridge was examined and noted in a deteriorated state and not as strong as it used to be. This bridge carries two 26" water lines. **Alternate Johnson** asked if there would be any service disruption? No.

Member Wine stated it was not in last years CIP, when was this scheduled? For 2004.

*******Action Taken:** Approve the project as submitted. (Willis/Marquez 11-0)

4. **Improvement of the 21st Street Bridge at St. Francis**

Rob Younkin, Public works staff discussed the existing bridge and how badly deteriorated it is and needs to be replaced. The bridge is located on the West side of the old Sutherland

building. Utilities will also need to be relocated. Access for businesses will be maintained. Funding is available at this time for the project. We plan to start construction in 2004.

Questions and comments from DAB member's follow: responses in italics

- Does this mean use or lose the federal funding? *Possibly*
- Will 29th street be open while you close 21st? *Not sure as 29th should be open by first of year.*
- Is there a flooding problem from 2-3 blocks away? *Drainage is poor*
- Is this being considered while we're looking at 21st Revitalization? **Council member Fearey** responded not unless 21st is turned into 5 lanes or other.
- What is the life span on boxes? *Over 50 years*
- Will money be wasted if reconstruction is done now? *No you can add on to the boxes.*
- What kind of time frame for 21st revitalization plan? If much improvement is to be planned. Could this be looked at later? **Fearey** answered we are looking at hiring a consultant and reviewing different plans and see what possible funding would be available it could probably be up to nine months before we hear from a consultants report and depends on what they will say.
- What's the safety issue? *Failure of structure we don't know how much longer it will last.* How old is the bridge? *60+ years.*
- Could the bridge be rebuilt in halves? *Because of utilities we can't repair in halves.. Utilities will be re placed individually large water line, gas line and phone lines Where they have to go thru is very narrow, remove old pipes and replace and we can't do this with the bridge in place.*
- If replacing utilities where will tie in be? *Connected to existing line going under the bridge. Gas can't be shut down till warm weather.*
- Will we lose funds if we wait 1 yr? *Yes.*
- How long has this been on CIP? *Several years* When did this bridge reach CIP and need of repair? *4-5 years ago.*
- Very sympathetic to the businesses. It behooves us to pay attention to city staff.
- Very vulnerable people, impressed by the presentations. Timing is a real problem.

Public comments and questions follow:

Louie Marks, American Can and Dukes Docks, located near the bridge. I'm not against repairing the bridge but with 21st closed again. I have a family to take care of and we will go under. Give us a chance to rebuild from the last closure of the street and look at this again in one year.

Dennis Sanders, 659 E. 21st Car lot, I share the same feelings as previous speaker. People already have a resentment traveling 21st Street due to trains. The last time we almost closed our doors. 200-300 customers come weekly to make payments and at this time it's not a good choice. Wait until the economy turns around in a couple of years.

John, Truck Salvage: I have ten freight trucks come in daily and most is local business. Previously we lost 40% business. I have a tire store that has picked up business and now we will lose again. If this is a life threatening issue sure shut it down but if not wait 2 years. Wild dogs are a problem. I help Day Reporting Center workers by giving them jobs.

Give us time to get back what we lost.

John Marks, with the 21st street shut down, we did survive but the few businesses we have we employ a lot of people. All we ask is maybe two years.

Johnny Stevens, retail business who depends on drive by traffic to use their business. why can't they re-look at construction. Shouldn't take that long and not 7 months. You can build a culvert faster than 7 months. Delay and look at other methods of rebuilding culvert.

David Weber, Before, I sold 10-12 cars a month but when 21st street shut down for I-35 construction my sales went down to 1-2 cars. I'm struggling now and if this project goes through we will close. Give us time.

Mike Lindebak representative for the applicant also stated the bridge was in need of replacement and that it had been recommended to be replaced years ago. The bridge is not in good shape and is heavily rusted. The gas and water line structure are along the center of the bridge.

***** **Action Taken:** DAB recommends for staff to restudy this project and revisit DAB with some solutions also possible exploring this again in 2 years. **(Foster/Best 11-0)**

Also recommended was for city staff and business owners to work together. No motion made.

BOARD AGENDA

5. Appointment of First and Second Pro-tem

*******Action Taken:** First Pro Tem Bob Wine **(Best/Escobar 10-0)** Member Rumsey out of the room. Second Pro Tem - Dick Rumsey **(Escobar/ Wine 11-0)**

6. Problem Properties

None were submitted

7. Neighborhood Reports

North Riverside: At the September 15th meeting they will have the school principals and Lynn Rogers, School board representative. Paint Cow town on September 18th at 8:30 am. We need volunteers.

Riverside Citizens Association: Discussing the Girl Scout house, September 9th at 7:00p.m.

Indian Hills: Clean up and picnic on September 13th.

Historic Midtown: Walking tour the weekend of October 11th and 12th

Delano: Grand opening for their new development Sunday October 12th

Gran Fiesta Patria: September 13th and 14th at Century II.

*******Action Taken:** Receive and file

With no further business to discuss, the meeting adjourned at 9:15 p.m.

Guests

Dennis & Danielle Sanders	659 E. 21 st
Dense Wren	437 Rochester
Miguel Ortiz	1467 Rochester
John Guthridge	741 Pippin Ct.
Kathy Dittmer	823 Litchfield
Jerry Prichard	1607 N. Clarence
Magda Delgado	3142 N. Park Pl
Mike Lindebak	8781 W. Northridge Ct
David Weber	750 E. 21 st
Carmen Buriaga	615 W. 20 th
Berle Willis	3834 Woodrow
Leroy Parks	1510 N. Payne973-9000 Lpark8@usd259.net
Martin Carlos	808 W 25 th
John McIlish	A & A700 E. 21 st
John Marks	American Can
Louie Marks	American Can
Johnny Stevens	

Respectfully Submitted

Terri Dozal
6th District Neighborhood Assistant